

**ZONING BOARD OF APPEALS
MEETING AGENDA**

**Monday, August 2, 2004
7:00 PM
TOWN HALL ANNEX
57 MAIN STREET, ELLINGTON, CT**

I. CALL TO ORDER:

II. PUBLIC COMMENTS:

III. PUBLIC HEARINGS:

1. #V200412—Ricci Builders, Inc. for a variance to Ellington Zoning Regulations, Section 5.2 Area & Yard Requirements: to reduce the front yard setback from 35 feet to 15 feet and increase building coverage from 20% to 30% for a new single family home on property located on Pine Street, APN 169-005-0000 in a RA Zone.
2. #V200413—Matt Krueger for a variance to Ellington Zoning Regulations, Section 5.2 Area & Yard Requirements; Section 5.3g(1)(a) Additional Yard Requirements; Section 5.3c(1) Construction in Required Yards: to construct an 8' privacy fence in the front yard setback (Pinney Street) 17 feet from the property line on property located at 6 Allen Ridge Drive, APN 026-002-0001 in an AA Zone.
3. #V200414—Ron & Diane Hull for a use variance to Ellington Zoning Regulations, Section 4.8a(1) PC Planned Commercial Zone—Permitted Uses: to construct a deck, sunroom, and family room with crawl space on property located at 23 Tomoka Avenue, APN 063-004-0000 in an AA Zone.
4. #V200415—Cumberland Farms, Inc. for variances to Ellington Zoning Regulations, Section 5.3(g)(1)(a)&(b), Variations in Area & Yard Requirements/Additional Yard Requirements; Section 5.2 footnotes 1 & 6, Footnotes to Area & Yard Requirements Schedule; Section 7.7d5(a) &(c), Minimum Parking & Loading Space Requirements/Location of Parking Facilities; Section 7.7b(5)(a) & (b), Signs/Attached Signs Permitted in C, PC, I, & IP Zones; Section 7.7b(6)(a)(2) & (3), Signs/Detached Signs Permitted in C, PC, I, & IP Zones: to reduce front yard setback along Wapping Wood Road from 52.25 feet to 51.3 feet for a convenience store and from 52.25 feet to 18.6 feet for a gas canopy and to reduce front yard setback along Windsorville Road from 47.25 feet to 22.7 feet for a gas canopy; to reduce side yard setback from 50 feet to 33.8 feet and to reduce side yard setback from 50 feet to 30.7 feet for a convenience store; to reduce setback from parking to a structure from 20 feet to 7 feet; to reduce parking setback from front property line from 30 feet to 18.6 feet along Wapping Wood Road and reduce parking setback from 30 feet to 18.9 feet along Windsorville Road; to increase attached signage from 2 signs to 3 signs and to increase the total of sign area for all three signs from 93 square feet to 100.8 square feet; to increase sign area for a detached sign to 48 square feet and increase height to 18 feet for construction of detached sign in conjunction with a convenience store and gas station on property located at 5 Wapping Wood Road, APN 026-009-0000 in a C Zone.

5. #V200416—Dzen Brothers, Inc. for variances to Ellington Zoning Regulations, Section 5.2 Area & Yard Requirements Schedule; Section 7.7d5(c) Minimum Parking & Loading Space Requirements/Location of Parking Facilities; Section 7.7d6(a) Minimum Parking & Loading Space Requirements/Surface & Drainage: to reduce front yard setback from 100 feet to 90 feet to construct a farm stand, to reduce parking setback from the front property line from 50 feet to 18 feet, and to allow a gravel surface treatment of parking, loading, & access roadway areas for use with a farm stand on properties located at 187 Windsorville Road & 8 Pinney Street, APN 009-041-0000 & 009-042-0000 in a PC Zone.

IV. UNFINISHED BUSINESS: (NONE)

V. NEW BUSINESS: (NONE)

VI. ADMINISTRATIVE BUSINESS:

1. Approval of the July 12, 2004 meeting minutes.
2. Correspondence:
 - a. Letter to Dennis Milanovich & BOS from Matt Davis, dated 7/21/04.
 - b. Letter to Rob Pugliese from Richard Kalva, dated 7/23/04.

VII. ADJOURNMENT: